

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL CONFERENCE ROOM**

**February 2, 2001
9:00 AM**

Present: Appointed Members: Caleb Faux, Terry Hankner, Jacquelyn McCray; City Council Representative: James Tarbell; Administration: John Shirey, City Manager; City Planning Staff: Elizabeth Blume, Director; Steven Kurtz, Administrator, Land Use Management

The meeting was called to order by Ms. Hankner.

CONSENT AGENDA

Ms. McCray moved approval of item 1. Mr. Faux seconded the motion, and it was approved (4-0).

Item 1 - Lease Agreement for a Portion of Spring Grove Avenue Known as Spring Grove Court in Northside

Ohio Tile is in the process of expanding their operation and is seeking to lease a portion of Spring Grove Avenue to support that expansion. The proposed use is consistent with the existing M-2 zone district, and this lease will provide them with the additional land they need for parking and truck operation. The property shall be leased for \$925 per annum for a five-year term and will allow four automatic renewals of five years each. Some of the conditions stipulated in the agreement include a prohibition of billboards or outdoor advertising on the premises.

ORDINANCE APPROVING THE SALE OF CITY-OWNED PROPERTY LOCATED AT 2530-2532, 2534-2536, 2578, 2580, 2582, 2584 AND 2586 EASTERN AVENUE IN THE EAST END COMMUNITY

Action requested: Approve the sale of the above mentioned City-owned properties.

Senior City Planner Stephen Briggs presented the staff report, which indicated that the Department of Neighborhood Services issued a Request for Proposals for infill housing development on City-owned parcels in the 1500 block of Eastern Avenue. Cincinnati Housing Partners, Inc. has been selected as the preferred developer of the property. The development will produce four single-family homes, which will be designed and built in compliance with all City zoning and building codes, as well as conforming to the guidelines of Environmental Quality Community Revitalization District 1. The homes will be

marketed first to East End residents who participated in the flood mitigation buy-out program, and then to other East End residents, prior to marketing to the general public. These homes will not be in the floodplain. Staff recommends approval.

Ms. McCray moved approval of the proposed sale of City properties. Seconded by Mr. Faux, the motion was unanimously approved (4-0).

"ST. XAVIER PARK: DOWNTOWN'S NEWEST NEIGHBORHOOD" PLAN

Action requested: Approve the "St. Xavier Park: Downtown's Newest Neighborhood" Plan.

The staff report was presented by Julia Carney, City Planner, who stated Downtown Cincinnati, Inc. has developed a housing plan for an eight-block area north of Sixth Street and east of Main Street in the Central Business District (CBD). The study area of the St. Xavier Park Plan lies within the Main Street sub-area, as identified in the Cincinnati 2000 Plan, and conforms to many of the goals of the 2000 Plan. It provides for approximately 850 units of new market-rate housing, as well as rehabilitation of existing buildings, along Walnut and Sycamore Streets to meet the anticipated demand for housing in the CBD. The St. Xavier Park Plan also identifies several locations for the development or conservation of open space. Staff recommends approval, with two conditions: 1. That any reference to a City commitment regarding a new parking facility or parking revenues be deleted. 2. That the City Finance Director must approve the financing portion of the Plan.

-- Mr. Shirey entered the meeting. --

Cathy Schwab, representing DCI, answered questions and provided further details regarding the St. Xavier Park Plan.

Mr. Faux moved approval of the St. Xavier Park Plan. The second was provided by Ms. McCray and the motion was approved (all ayes; 5-0).

AN INFORMATIONAL REPORT ON CITY PLANNING COMMISSION ACTIONS WHEN REVIEWING PLANS

At its last meeting, the City Planning Commission (CPC) requested information in regard to appropriate actions to take when reviewing planning documents. Staff consulted with the City Solicitor's Office and Mr. Kurtz discussed the following definitions:

ADOPT - The CPC gives formal and official sanction to a plan. The City Council would adopt a plan by ordinance, and when adopted, it becomes a "controlling" document for the area. Land uses, zoning and City funding should be consistent with the plan. If the City wishes to support a project that is not consistent with the plan, then an amendment to the plan is required.

There are generally three types of plans the CPC and City Council would adopt:

- Plans showing the location and extent of public grounds, public improvements, public buildings and properties, public utilities, streets, alleys, bridges, etc. as the powers and duties of the CPC to make plans for the City, enumerated in the City Charter;
- An Urban Renewal Plan as enumerated in Chapter 725 of the Cincinnati Municipal Code; and
- An Urban Design Plan, when used as a precursor to the establishment of an Environmental Quality-Urban Design District as called for in Chapter 1459 of the Cincinnati Zoning Code.

APPROVE - The CPC expresses its favorable opinion and support of a plan. The City Council would approve a plan as an "approve and file" action (not by ordinance.) Approval would indicate conformity with previous plans and policies "adopted" by the CPC and currently in effect.

An approved plan becomes the "guide for development" of an area. If the City supports a project that does not conform to an approved plan, an amendment to the plan is not required.

ACCEPT - When the CPC accepts a plan, they acknowledge the preparation of a plan without giving their approval or disapproval.

The CPC would accept a plan when they cannot insure that a full public process has taken place, or if the plan does not contain all the components the CPC believes are necessary for their support. Another situation when the CPC might rather accept than approve a plan, is when there are no resources to implement the plan. A plan does not have to be fully funded to be approved; however, approval does express an intent to cause a plan to be realized. Acceptance of a neighborhood-developed plan does not connote any city buy-in to that plan.

The CPC is not empowered to make funding decisions or recommendations. Therefore, adoption or approval by the CPC does not imply support for funding the implementation of that plan.

Ms. Blume stressed the importance of being clear on these definitions. While this may sound like an exercise in semantics, because of the budget aspect (which plans get funded and which don't), the CPC needs to be precise.

No action is necessary on this report.

CPC REPRESENTATIVE TO HAMILTON COUNTY REGIONAL PLANNING COMMISSION

Mr. Mooney received a communication from Ron Miller, Executive Director of the Hamilton County Regional Planning Commission, advising that Mr. Tarbell's term of membership will expire on March 6, 2001. Ms. Blume indicated that Mr. Tarbell has spoken of his willingness to continue in that appointment, should the CPC wish to re-appoint him.

A motion was offered by Ms. McCray to re-appoint Mr. Tarbell for a five-year term to serve as the City Planning Commission's representative on the Hamilton County Regional Planning Commission. Seconded by Mr. Faux, motion carried (5-0).

ADJOURNMENT

There being no further business to consider, the meeting was adjourned.

Elizabeth A. Blume, Director
City Planning Department

Terry Hankner
City Planning Commission

Date: _____

Date: _____